



## **One & Two Family Residential PODS Checklist**

This checklist has been created to assist applicants with preparing building permit applications that fully satisfy the Pedestrian Oriented Design Standards (PODS) of Corvallis Land Development Code (LDC) Chapter 4.10. Please be advised that this checklist is intended to provide basic information and guidelines for satisfying the PODS. Applicants are encouraged to review applicable LDC chapters in their entirety, to ensure that applicable standards are met.

### **What are Pedestrian Oriented Design Standards?**

The Pedestrian Oriented Design Standards (PODS) address pedestrian accessibility, architectural details, and building orientation. The PODS are incorporated in Chapter 4.10 of the 2006 Corvallis Land Development Code. There are separate PODS for one and two family residential, multifamily residential, and commercial development. The information contained in this checklist focuses on new one and two family residential development, including Single Detached, Single Attached and Duplex building types (as defined in LDC Chapter 1.6). PODS applicable to these building types are contained in LDC Section 4.10.50.

### **Is my proposal subject to PODS?**

The PODS are generally applicable to all new Single Detached, Single Attached and/or Duplex buildings for which a valid permit application has been submitted after December 31, 2006. If you are uncertain whether your proposal will be subject to the PODS, please contact Development Services at (541) 766-6929.

### **How do I apply PODS to my proposal?**

If the PODS are applicable to your proposal, you will need to provide information sufficient to demonstrate that the proposal complies with each of the applicable standards. Applications shall include either a supplemental narrative describing how each applicable standard is met, or details and notes on the submitted plans that address each applicable standard. The following checklist summarizes the PODS of LDC Section 4.10.50, which are applicable to new one and two family residential development:

#### **Section 4.10.50.01 – Building Orientation. All of the following shall be met:**

- ☐ Primary dwelling unit entrance faces street, or is accessed by a sidewalk less than 100 ft. long.
- ☐ Primary dwelling unit entrance opens directly to outside (does not require passage through a garage or carport).
- ☐ Any façade facing a street, sidewalk or multi-use path shall contain minimum of 15 percent windows and/or doors.
  - ☐ Garage doors shall not be counted towards satisfying this requirement; however, glass incorporated into a garage door may be counted.
  - ☐ Gabled areas may be excluded from base wall area calculation.

#### **Section 4.10.50.02.a – Maximum Widths of Street-facing Garages / Carports:**

- ☐ **Lots  $\geq$  50' in width:** For dwellings with front-loaded garages/carports, the **width** of the garage wall or carport facing the street shall be not more than 50% of the **width** of the dwelling's street-facing facade.
- ☐ **Lots  $\leq$  50' in width:** For dwellings with front-loaded garages, the **area** of the garage wall facing the street shall be no more than 50% of the **area** of the dwelling's street-facing facade.
  - ☐ The term garage wall pertains to the whole wall, not just the door(s).

**Section 4.10.50.02.b – Garages / Carport Placement Options. One of the following shall be met:**

- ☐ Option 1- Rear Garage Accessed from Street
- ☐ Option 2- Front Accessed Garage w/ 4-ft. Recess from Front Dwelling Wall
- ☐ Option 3- Garage Accessed from Alley
- ☐ Option 4- Garage Entrance Perpendicular to Street
- ☐ Option 5- Garage Access Diagonal to Street
- ☐ Option 6- Basement Garage
- ☐ Option 7- Flush Garage w/ 6' x 10' Covered Front Porch
- ☐ Option 8- Flush or Recessed Single Car Garage
- ☐ Option 9- Recessed Garage w/ Cantilevered Second Story
- ☐ Option 10- Narrow Lot (less than 40 ft. width) Facing Street

**Section 4.10.50.02.b – Garage and Carport Materials:**

- ☐ The proposed garage or carport shall be constructed of the same building materials as the dwelling.

**Section 4.10.50.03.a – Pedestrian Features Menu. At least one of the following shall be provided:**

- ☐ Option 1- Elevated Finished Floor. An elevated finished floor a minimum of 2 feet above grade of nearest street sidewalk. If selected, a survey is required prior to foundation pour, to verify this requirement is met.
- ☐ Option 2- Front Porch / Patio. A covered front porch or patio with a minimum size of 6 ft. x 10 ft.
- ☐ Option 3- Sidewalk / Walkway to Front Door. Minimum 3-ft. wide hard-surface walkway (not gravel) that is located directly between the street sidewalk and the front door, and is not part of the driveway area.

**Section 4.10.50.03.b – Building and Roof Articulation. At least two of the following shall be provided for each street-facing elevation, and shall occur on each floor and at least every 30 ft. in the horizontal direction:**

- ☐ Option 1- Breaks in roof elevation of 3 ft. or more in height, or cornices 2 ft. or more in height.
- ☐ Option 2- Recess with min. 2 ft. depth and 4 ft. length (if combined with a change in exterior siding materials), or with min. 4 ft. depth and 8 ft. length (if not combined with change in exterior siding materials).
- ☐ Option 3- Projection with min. 2 ft. depth and 4 ft. length (if combined with a change in exterior siding materials), or with min. 4 ft. depth and 8 ft. length (if not combined with change in exterior siding materials).

**Section 4.10.50.03.c – Design Variety Menu. At least four of the following shall be provided:**

- ☐ Option 1- Roof Pitch (6:12 minimum)
- ☐ Option 2- Eaves (18" minimum eave overhang)
- ☐ Option 3- Building Materials (at least two material types provided for building walls)
- ☐ Option 4- Trim (2.25" minimum around street-facing doors and windows)
- ☐ Option 5- Increased Windows (20 percent minimum facing streets, sidewalks and/or multi-use paths)
- ☐ Option 6- Architectural Features (at least one of the following on street-facing dwelling facades):
  - ☐ bay window
  - ☐ covered porch greater than 60 sq. ft. in size
  - ☐ balcony above the first floor
  - ☐ habitable dormers or cupolas
- ☐ Option 7- Architectural Details (at least one of the following used consistently on dwelling facades):
  - ☐ exposed rafters or beam ends
  - ☐ eave brackets
  - ☐ windows with grids or divided lights
  - ☐ pergolas / trellis work integrated into building facades